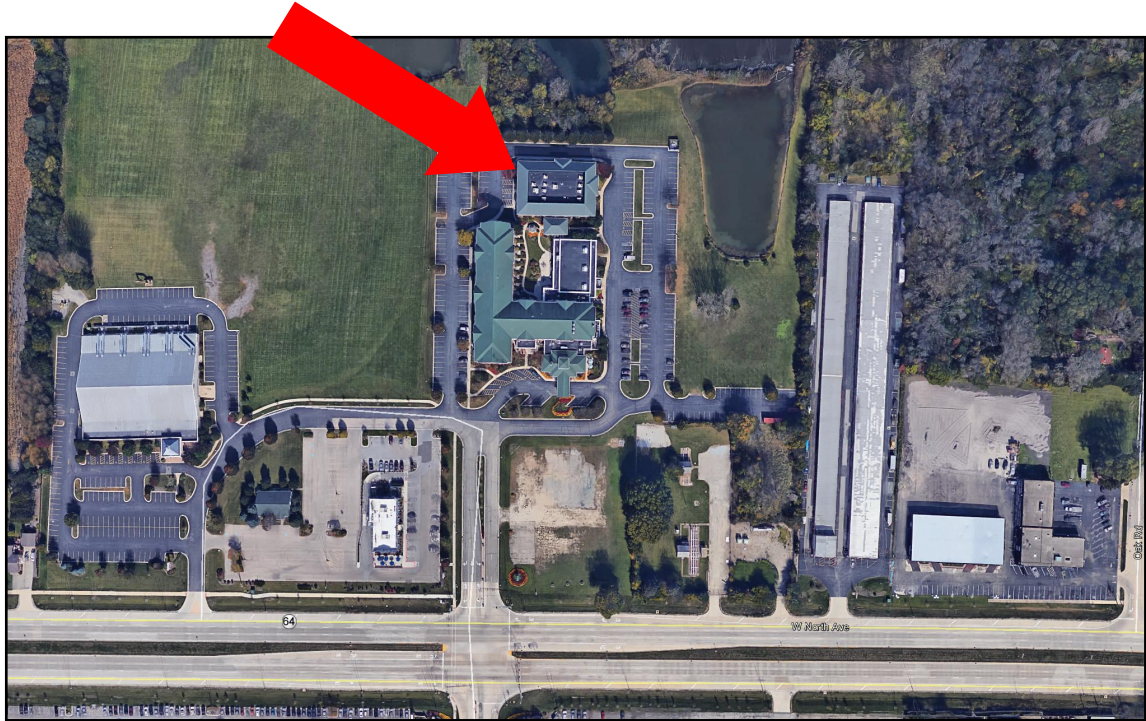


For Sale

\$1,460,000



**ADVANCED CENTER
FOR TRAINING**

**4072 Main Street
St. Charles, IL**

24,300 +/- S.F.

Existing Training & Conference Center Building

PIN 01-30-102-039

473 Dunham Road
Suite 200
St. Charles, IL 60174

Jace Murray
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Scott Hansen
Scott@MurrayCommercial.com



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Property Specifications

Building Square Footage:	24,300
1st Floor w/ connector	11,780
2nd Floor	10,960
Basement	1,560
Ownership:	St. Charles Hotel LLC
PIN:	01-30-102-039
Year Built	2000
Legal Description Summary	Lot 1 within the Pheasant Run Crossing Subdivision
Lot Size (Acres / S.F.)	1.645 / 71,677
Construction:	Two Story Masonry
Current Use:	Training Facility / Meeting Rooms
Zoning:	BR Regional Business
Municipality:	St. Charles
County:	DuPage
Township:	Wayne
Real Estate Taxes	\$ 55,838 2015 pay 2016
	\$ 2.30 per s.f.

PROPERTY DESCRIPTION

4072 Main Street is a two story professional building currently utilized and demised into multiple meeting rooms with banquet and/or corporate conferences space for over 300 guests. The property is attached to the 120-room Hilton Garden Inn, which has a full service restaurant, swimming pool, and banquet kitchen.

The property is currently used to host corporate training events, special interest group gatherings, sales meetings and other similar events. While the building is currently attached to and primarily booked through the Hilton Garden Inn, it is well positioned to operate as an independent facility. The building is well suited to be converted into a multi-tenant office building or even co-working space that is becoming more and more popular.

The multiple room design allows the user(s) to configure the facility in a multitude of ways to suit multiple events taking place at the same time or a single user could utilize a complete floor for their use.

- ◆ Level 1 consists of four rooms that can be subdivided into a total of 17 separate spaces. Level 1 also includes a common break area with kitchenette facilities and a small business center for use by event participants. Level 1 boasts a private office adjacent to the break area.
- ◆ Level 2 is the more wide open of the two levels with the Falcon Room ready to host larger events. The other two rooms can each be divided in half to increase meeting space flexibility.

Both levels have restrooms and the building is ADA compliant with an elevator that serves both levels. With the open room designs, the building can be easily configured as a business headquarters and general offices, call center, multi-tenant office space, or other configurations for special use. Nearby amenities include the Hilton Garden Inn, Pheasant Run, DuPage Airport, and numerous restaurant and retail selections to make that location a good place to conduct business.

REAL ESTATE TAX SUMMARY

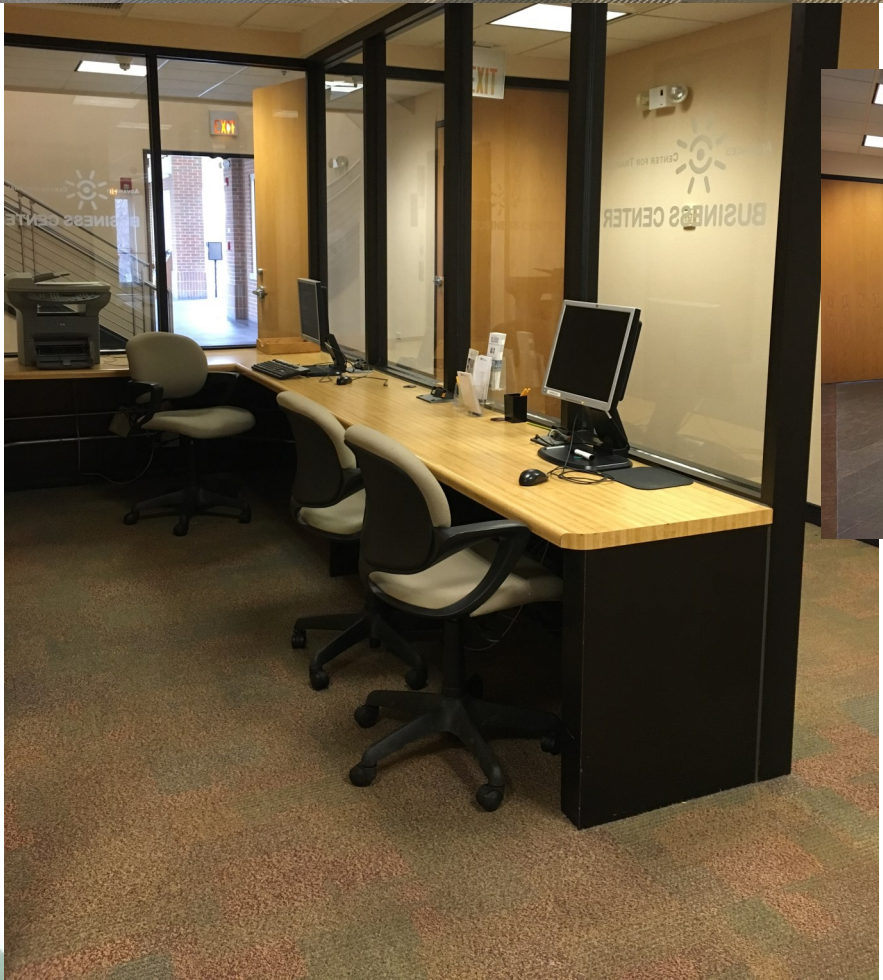
Bldg. S.F. 25,522 per Wayne Township Assessor
 Year Built 2000

ESTIMATED PER 2017 ASSESSED VALUES				2016 Pay 2017		
		Land	Building	Assessed Value	Market Value	Tax Bill
Estimated Tax Rate	9.167800%					
PIN #'s	01-30-102-039	202,450	440,970	\$ 643,420	\$ 2,142,589	\$ 58,987.46
				\$ 643,420	\$ 2,142,589	\$ 58,987
				83.95		2.31

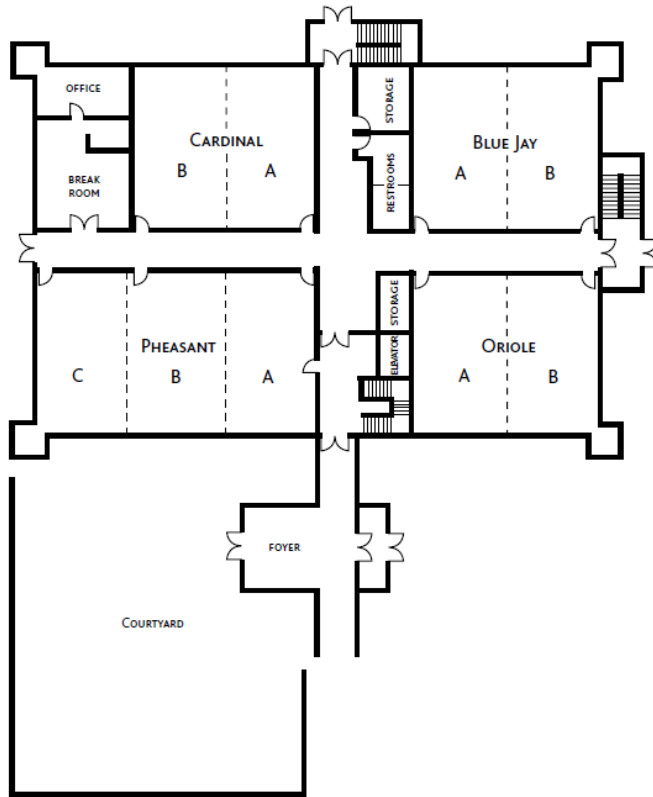
				2015 Pay 2016		
		Land	Building	Assessed Value	Market Value	Tax Bill
Estimated Tax Rate	9.167800%					
PIN #'s	01-30-102-039	191,640	417,430	\$ 609,070	\$ 2,028,203	\$ 55,838
				\$ 609,070	\$ 2,028,203	\$ 55,838
				79		2.19



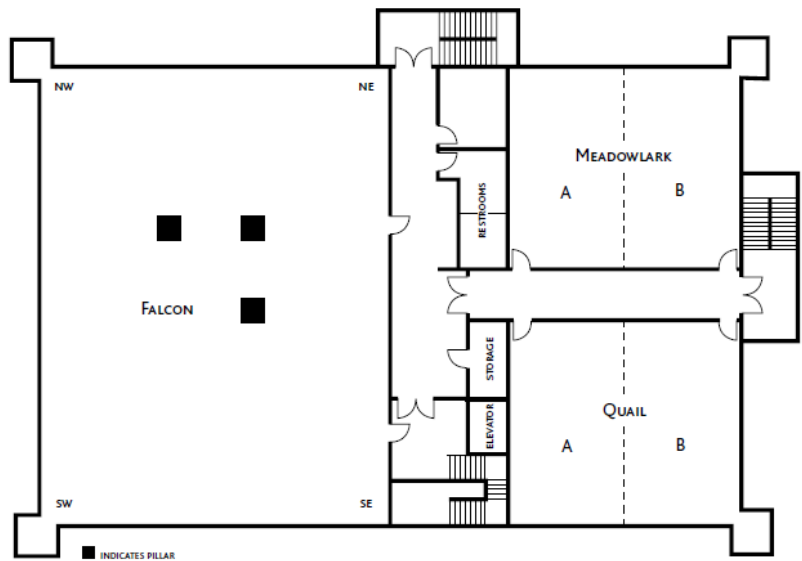




LEVEL 1



LEVEL 2





APPENDIX

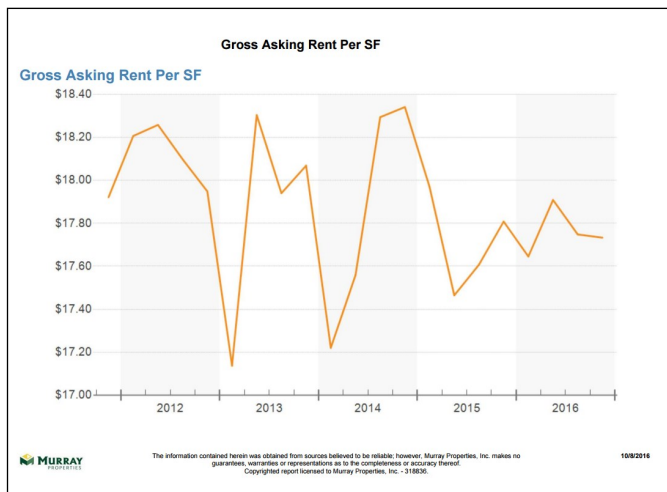


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MARKET DATA

CoStar - Kane & McHenry County

Within the Office Market, the Average Gross Rent per Square Foot for the Kane and McHenry County area is approximately \$17.73/sf with an average Vacancy Rate of approximately 28%. The below data has been collected from the CoStar database.

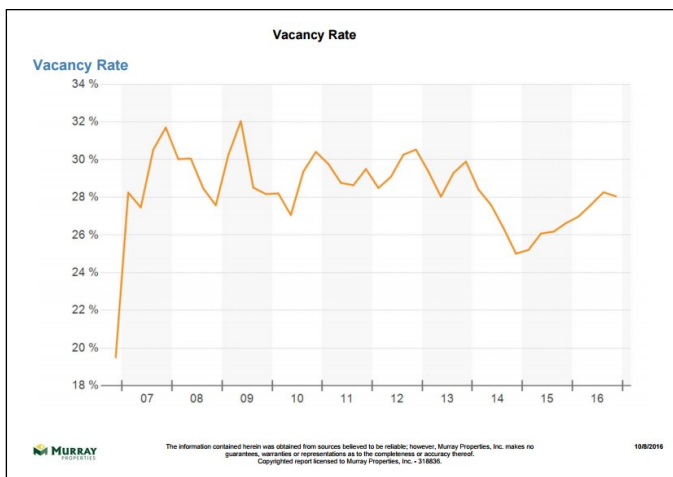


Gross Asking Rent Per SF

Availability	Survey	5-Year Avg	Inventory	Survey	5-Year Avg
Gross Rent Per SF	\$17.73	\$17.87	Existing Buildings	77	77
Vacancy Rate	28.0%	27.9%	Existing SF	1,776,678	1,776,678
Vacant SF	498,249	496,329	12 Mo. Const. Starts	0	0
Availability Rate	32.1%	31.1%	Under Construction	0	0
Available SF	559,502	552,433	12 Mo. Deliveries	0	0
Sublet SF	2,783	6,217			
Months on Market	24.2	23.1			

Demand	Survey	5-Year Avg	Sales	Past Year	5-Year Avg
12 Mo. Absorption SF	-34,053	1,318	Sale Price Per SF	\$13	\$96
12 Mo. Leasing SF	58,073	69,472	Asking Price Per SF	\$135	\$117
			Sales Volume (Mil.)	\$0.7	\$6.7
			Cap Rate	-	7.5%

The information contained herein was obtained from sources believed to be reliable; however, Murray Properties, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof.
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Vacancy Rate

Availability	Survey	5-Year Avg	Inventory	Survey	5-Year Avg
Gross Rent Per SF	\$17.73	\$17.87	Existing Buildings	77	77
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MARKET DATA

CoStar - 3rd Quarter 2016

Third Quarter 2016 - Chicago

Chicago Office Market



Figures at a Glance

Class A Market Statistics

Third Quarter 2016

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Bldg	Total RBA	Direct SF	Total SF	Vac %				
CBD	105	87,083,708	8,340,298	9,248,284	10.6%	886,210	0	4,564,441	\$34.98
Suburban	510	90,390,575	17,324,992	18,147,059	20.1%	(1,314,159)	854,800	1,077,870	\$21.34
Totals	615	177,474,283	25,665,290	27,395,343	15.4%	(427,949)	854,800	5,642,311	\$26.38

Source: CoStar Property®

Class B Market Statistics

Third Quarter 2016

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Bldg	Total RBA	Direct SF	Total SF	Vac %				
CBD	387	69,274,580	6,643,087	7,078,841	10.2%	(72,893)	16,662	287,928	\$29.87
Suburban	5,862	142,867,923	19,755,148	20,526,192	14.4%	(538,962)	781,908	513,937	\$18.19
Totals	6,249	212,142,503	26,398,235	27,605,033	13.0%	(611,855)	798,570	801,865	\$21.13

Source: CoStar Property®

Class C Market Statistics

Third Quarter 2016

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Bldg	Total RBA	Direct SF	Total SF	Vac %				
CBD	352	18,676,123	1,355,429	1,411,990	7.6%	(223,441)	0	0	\$27.31
Suburban	6,369	60,411,328	5,861,362	5,943,527	9.8%	360,982	0	0	\$16.20
Totals	6,721	79,087,451	7,216,791	7,355,517	9.3%	137,541	0	0	\$18.33

Source: CoStar Property®

Class A & B Market Statistics

Third Quarter 2016

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Bldg	Total RBA	Direct SF	Total SF	Vac %				
CBD	492	156,358,288	14,983,385	16,327,125	10.4%	813,317	16,662	4,852,369	\$33.10
Suburban	6,372	233,258,498	37,080,140	38,673,251	16.6%	(1,853,121)	1,636,708	1,591,807	\$19.75
Totals	6,864	389,616,786	52,063,525	55,000,376	14.1%	(1,039,804)	1,653,370	6,444,176	\$23.96

Source: CoStar Property®

Total Office Market Statistics

Third Quarter 2016

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Bldg	Total RBA	Direct SF	Total SF	Vac %				
CBD	844	175,034,411	16,338,814	17,739,115	10.1%	589,876	16,662	4,852,369	\$32.69
Suburban	12,741	293,669,826	42,941,502	44,616,778	15.2%	(1,492,139)	1,636,708	1,591,807	\$19.31
Totals	13,585	468,704,237	59,280,316	62,355,893	13.3%	(902,263)	1,653,370	6,444,176	\$23.35

Source: CoStar Property®

MARKET DATA

CoStar - 3rd Quarter 2016

Chicago Office Market

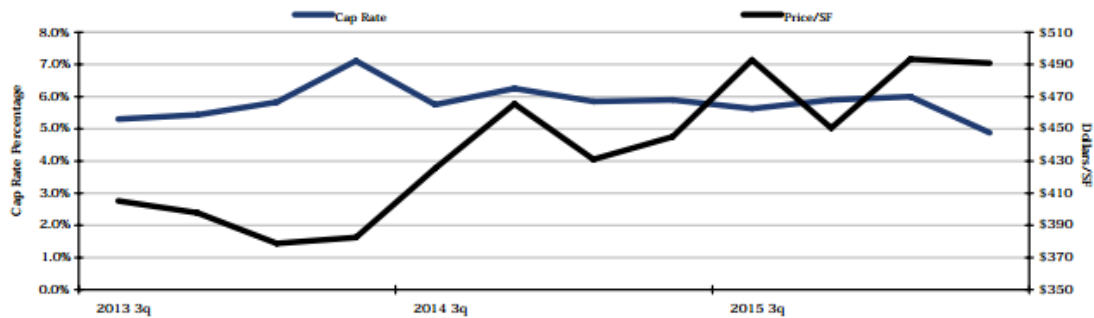
Third Quarter 2016 - Chicago

CoStar

Sales Activity

The Optimist Sales Index

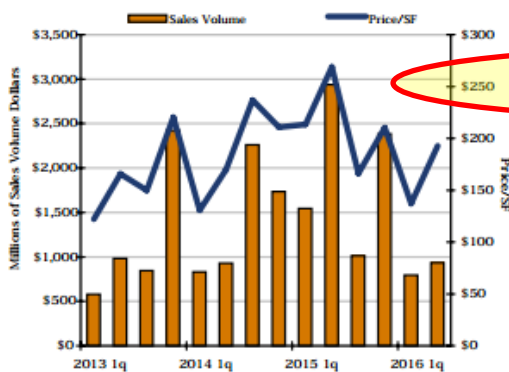
Average of Two Highest Price/SF's and Two Lowest Cap Rates Per Quarter



Source: CoStar COMPS®

Sales Volume & Price

Based on Office Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

Sales Analysis by Building Size

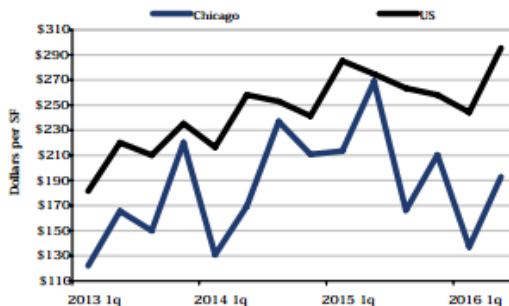
Based on Office Building Sales From July 2015 - June 2016

Bldg Size	#	RBA	\$ Volume	Price/SF	Cap Rate
< 50,000 SF	222	3,737,243	\$522,660,197	\$ 139.85	8.11%
50K-249K SF	68	7,094,190	\$762,538,660	\$ 107.49	8.18%
250K-499K SF	12	4,167,321	\$603,656,500	\$ 144.85	7.25%
>500K SF	13	13,921,972	\$3,314,897,000	\$ 238.11	5.76%

Source: CoStar COMPS®

U.S. Price/SF Comparison

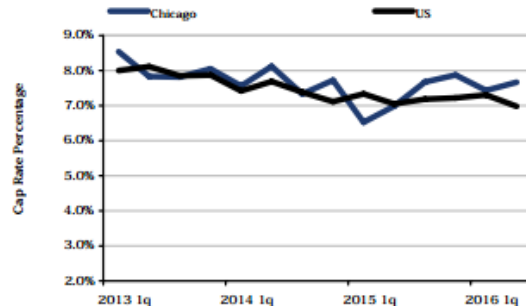
Based on Office Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®

U.S. Cap Rate Comparison

Based on Office Building Sales of 15,000 SF and Larger



Source: CoStar COMPS®